

\$1,250,000 - 741 Cherico Street 1, Austin

MLS® #2193718

\$1,250,000

3 Bedroom, 3.00 Bathroom, 1,828 sqft
Residential on 0.18 Acres

Lattimore, Austin, TX

Why settle for "sameness" when you can embrace wonderful, whimsical and sophisticated? This legacy home was envisioned by Making Modern Home LLC (agent's company and ownership interest) and crafted by ATX Development LLC for your modern East Austin lifestyle. Referencing the inviting and classic Tudor style of the 1920's, this awe-inspiring home is approachable yet luxurious. From the quiet Govalle neighborhood street, the thoughtful exterior (temporary power pole and loop in photos WILL BE REMOVED once permanent power is installed) with its swoop roof, juliette balcony, handmade tile and arch door welcomes you. Step inside to the breathtaking greatroom with beamed 10' ceilings, linear gas fireplace, hand burnished plaster finishes, window seat, abundant natural light and access to a private patio and yard through gracious french doors. A stunning dining room is perfect for entertaining. No expense was spared in the luxurious chef's kitchen complete with Bosch industrial appliances (36" pro gas range!), custom white oak cabinetry, Negresco leathered marble island, zellige tile backsplash! An elegant powder room and full laundry room (each with window) prove that every detail and space was intentional. A beautifully crafted metal railing and delightful landing lead you upstairs. Each bedroom has character and soaring ceilings, but the over-sized primary bedroom is a real show stopper with its dramatic cedar beams, french



doors to the balcony and charming nooks. The suite's bathroom and closet are as timeless as they are practical with honed stone walls and floors, white oak cabinets/built-ins and triple-leveled custom closet. Stepping outside, you will note the solid cedar/metal fence enveloping the intimate and tranquil yard ready for your BBQ and cowboy pool? A 220V outlet is provided in the garage. A 1/2/10 structural warranty will be offered. 4.75% 30 year fixed financing available! Owner/Agent

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	2193718
List Price	\$1,250,000
Sale Price	\$1,275,000
Sale Date	September 8th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,828
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	741 Cherico Street 1
Subdivision	Lattimore
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Other, Phone Available, Sewer Connected, See Remarks, Water Connected
Features	None
Parking	Attached, Door-Single, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Off Street, See Remarks
# of Garages	1
View	None
Waterfront	None

Interior

Interior	Concrete, Stone, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, See Remarks
Cooling	Central Air, See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped
Windows	Double Pane Windows, Insulated Windows, Screens, Vinyl
Roof	Composition, Shingle
Construction	Cement Siding, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Govalle
Middle	Martin
High	Eastside Memorial